

Leduc County New Sarepta Area Structure Plan

BYLAW NO. 14-24

LEDUC COUNTY

A BYLAW TO UPDATE AND ADOPT THE NEW SAREPTA AREA STRUCTURE PLAN AND REPEAL BYLAW NO. 05-19

WHEREAS

The Council of Leduc County deems it to be in the public interest to repeal and replace the Leduc County New Sarepta Area Structure Plan Bylaw No. 05-19 to facilitate the development of recreation grounds and adjust the area for existing mixed business use.

NOW THEREFORE

be it resolved that Council of Leduc County, duly assembled, enacts as follows:

1. That the New Sarepta Area Structure Plan, being Schedule "A" attached to and forming part of this bylaw be adopted.
2. That Leduc County New Sarepta Area Structure Plan Bylaw No. 05-19 be repealed upon this bylaw coming into force.
3. This bylaw shall take effect on the date of third reading.

Read a first time this 25th day of June, 2024.

Read a second time this 25th day of June, 2024.

Read a third time with the unanimous consent of the Council Members present and finally passed 25th day of June, 2024.

This bylaw has been signed, sealed and filed with the Legislative Coordinator, County Manager's Office in accordance with section 17 of the Alberta Freedom of Information and Protection of Privacy (FOIP) Act

MAYOR

COUNTY MANAGER

2024

The New Sarepta Area Structure Plan



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Introduction



1 INTRODUCTION

1.1 Purpose

The Hamlet of New Sarepta Area Structure Plan (ASP) was developed in response to the dissolution of the Village of New Sarepta on September 1, 2010, to provide a guiding document for the integration of the newly created Hamlet of New Sarepta into Leduc County. Both the Leduc County Municipal Development Plan and the Edmonton Metropolitan Regional Growth Plan identify New Sarepta as a Growth Hamlet, which is able to accommodate growth with servicing capacity or the ability to tie into servicing. As such, the ASP will provide guidelines for development within the hamlet boundary as well as the surrounding lands.

The objective of this strategy is to ensure current and future development in the New Sarepta area can be integrated into the regional and local economies. This strategy was developed through numerous public workshops and events (detailed in Appendix G and H).

The ASP has been created under the auspices of the Leduc County Municipal Development Plan (MDP) which identifies the following goals of Leduc County:

1. Protect agricultural land and support diversity in agriculture;
2. Promote economic development;
3. Develop complete communities;
4. Promote the responsible use of natural resources as an economic asset;
5. Protect and enhance the natural environment;
6. Identify and act on opportunities for recreation and tourism;
7. Develop efficient and cost-effective transportation and utility service infrastructure;
8. Collaborate and seize opportunities to create efficiencies; and

1.2 Background

1.2.1 Population

The Hamlet of New Sarepta represents an excellent location for future residential population growth due to the existing infrastructure, and the strong sense of community identity found in the residents. According to the Municipal Census, the population of the Village of New Sarepta was

530¹. In 2011, after the dissolution of the village, Leduc County as a whole had a population of 13,541².

I. Population Density

As outlined in Table 1 below, the proposed land uses contained within the Area Structure Plan will result in a net increase in population density within the hamlet. This increase reflects the desire expressed by the community for higher density housing options such as duplexes and low-rise apartment buildings that provide easier access to key amenities, as well as a focus on retaining agricultural lands and green spaces.

Table 1: New Sarepta ASP Residential Density

Category		Acres (Gross)	Acres (Net)	Hectares (Net)	Dwellings (Est.)	Density (du/nrha)	Status
New Sarepta ASP Area Residential Density	Low-density, single-family dwellings	36.28	25.4	10.28	100	9.7	Existing
	Medium-density, two-family dwellings	22.53	15.77	6.38	74	11.6	
	High-density, multi-family dwellings	0	0	0	N/A	N/A	
	Manufactured Homes	9.61	6.73	2.72	38	13.97	
	Total Existing	68.42	47.9	19.38	212	10.94	
	Small Lots (Single Detached dwellings Houses)	5.84	4.09	1.65	25	15.10	Proposed
	Big Lots (Single Detached dwellings Houses)	59.25	41.48	16.78	105	6.25	
	Duplexes (Up/Down Duplexes)	1.97	1.38	.56	17	30.43	
	Row Housing/Townhouse (Up to & Including 5 Units)	0	0	0	N/A	N/A	
	Low Rise Apartments (3 – 4 Storeys)	11.169	7.82	3.16	139	43.9	
	Total Planned	78.23	54.77	22.15	286	12.9	
	Total Future	146.65	102.67	41.53	498	12	

¹ 2009 Official Population List, Government of Alberta, Municipal Affairs, ISBN 978-0-7785-7978-6

1.2.2 Historical Considerations

A search of the Alberta Culture and Community Services Listing of Historic Resources website indicates that there are no known archaeological sites within the Plan Area. However, development within the New Sarepta ASP should have regard for the preservation of local historical, archaeological and paleontological sites. Pursuant to the *Historical Resources Act*, development proponents and/or their representatives would be required to report the discovery of any archeological, historical or paleontological sites, which may be encountered during construction. The historical, archaeological and paleontological resources will need to be recorded prior to site clearance and future development activities.

1.2.3 Existing Services:

I. Water

The Hamlet of New Sarepta is serviced by the Capital Region Southwest Water Services Commission (CRSWSC). The 250 millimetres (mm) water transmission main was extended 16 kilometres (km) east to service the Hamlet of New Sarepta in 2010. The transmission main continues southeast of New Sarepta to Armena (road).

II. Stormwater

The hamlet currently has a few catch basins, some of which are connected to the sanitary systems, as well as in a few other areas which drain into the various ditches within New Sarepta. The entire area within the proposed ASP boundary drains in a westerly direction at an average slope of 0.8 percent. Only the eastern end (outside of the proposed ASP boundary) drains west towards Joseph Lake.

III. Sanitary Sewer

The Hamlet of New Sarepta operates and maintains a sanitary sewer collection system consisting of approximately 4.5 kilometres of sewer mains, one lift station and a sewage treatment lagoon. The lift station is located at the western end of the hamlet and pumps the sewage to the treatment lagoon.

The New Sarepta sewage lagoon is a conventional lagoon built in 1979. The original lagoon was constructed close to the hamlet where the existing lift station is located. Due to growth in population, the lagoon was relocated to SW-32-49-22-W4M. The sewage lagoon consists of four anaerobic cells, one facultative cell and a storage cell. The lagoon is discharged annually. Lagoon improvements are underway in 2019, however they will not increase the lagoons capacity.

IV. Shallow Utilities

New Sarepta and the surrounding region are serviced by FortisAlberta for electricity and AltaGas for natural gas. Telecommunications in New Sarepta and the surrounding region are serviced by Telus.

1.3 POLICY CONTEXT

The New Sarepta Area Structure Plan is prepared pursuant to the *Municipal Government Act* (MGA), Part 17 (633), as well as using the following documents:

- Leduc County Municipal Development Plan;

- Leduc County Land Use Bylaw No. 07-08;
- Edmonton Metropolitan Regional Growth Plan;
- Alberta Land Use Framework;
- Alberta Land Stewardship Act;
- Water For Life Strategy;
- Alberta Subdivision and Development Regulation.

1.3.1 Other Relevant Statutory and Non-Statutory Plans and Studies

The following plans and studies have been taken into consideration:

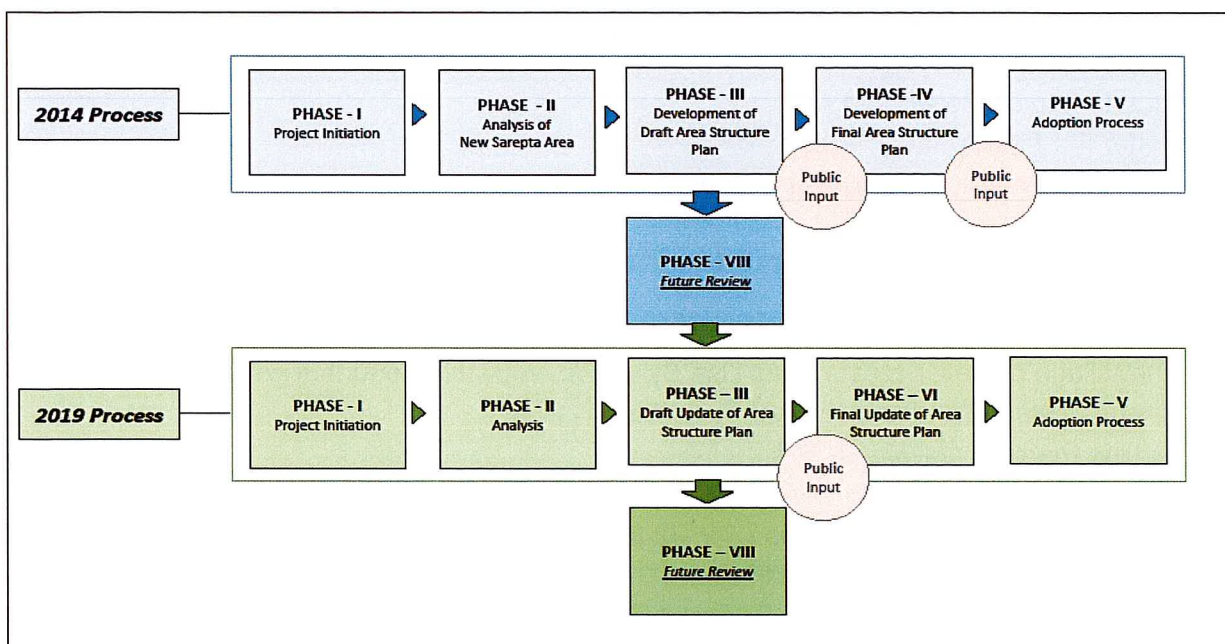
- The Village of New Sarepta Land Use Bylaw No. 216 with the further consolidations;
- Village of New Sarepta Municipal Sustainability Plan;
- Outline Plan NE 1/4-33-49-22-4;
- Outline Plan Sarepta Meadows NW & SW 34-49-22-W4;
- New Sarepta Area Structure Plan (W 1/2 34-49-22-W4th);
- New Sarepta Market Research Project;
- Leduc County Parks and Open Spaces Master Plan, 2006;
- Leduc County Parks Design Standards;
- Environmentally Sensitive Areas Study: County of Leduc;
- Vistas Community Parks & Open Space Strategy
- Leduc County Environmentally Significant Areas Study 2015;
- Leduc County - Roadway Management System;
- Leduc County - Nisku Water System Analysis;
- Leduc County - Design Guidelines and Construction Standards;
- Alberta Infrastructure and Transportation, Capital Region Integrated Growth Management Plan, Final Report on Core Infrastructure realized by ISL Engineering and Land Services;
- Alberta Municipal Affairs - Building on Strength: A Proposal for Municipal Sustainability for Alberta;
- Leduc County New Sarepta Infrastructure Assessment realized by Morrison Hershfield Limited.

1.4 PLANNING PROCESS

A public participation program was developed for this plan utilizing a range of methods, including a Project Planning Process, news releases, public meetings, open houses, surveys, and individual and group meetings with affected and/or interested stakeholders.

The planning process for the New Sarepta ASP illustrating key milestones, is summarized in Figure (1) below. The complete public process is outlined in Appendix G and H, which illustrates how integral the public process was to the development of the plan and the future land use concept for the area, as well as how profoundly the plan changed in response to the comments and direction received from the public and other stakeholders that were involved in the development of this plan.

Figure 1: New Sarepta ASP Project Planning Process



1.5 INTERPRETATION

Readers are advised that all text not specifically identified as a policy statement is provided for information and clarification only and that, should there be any inconsistency between a policy statement and other text within this document, the policy will take precedence.

Also, unless specifically identified within this plan, all land use boundaries and/or symbols shown on various figures included in the plan are meant to be approximate and should be interpreted as such.

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Plan Area

NEW SAREPTA ASP



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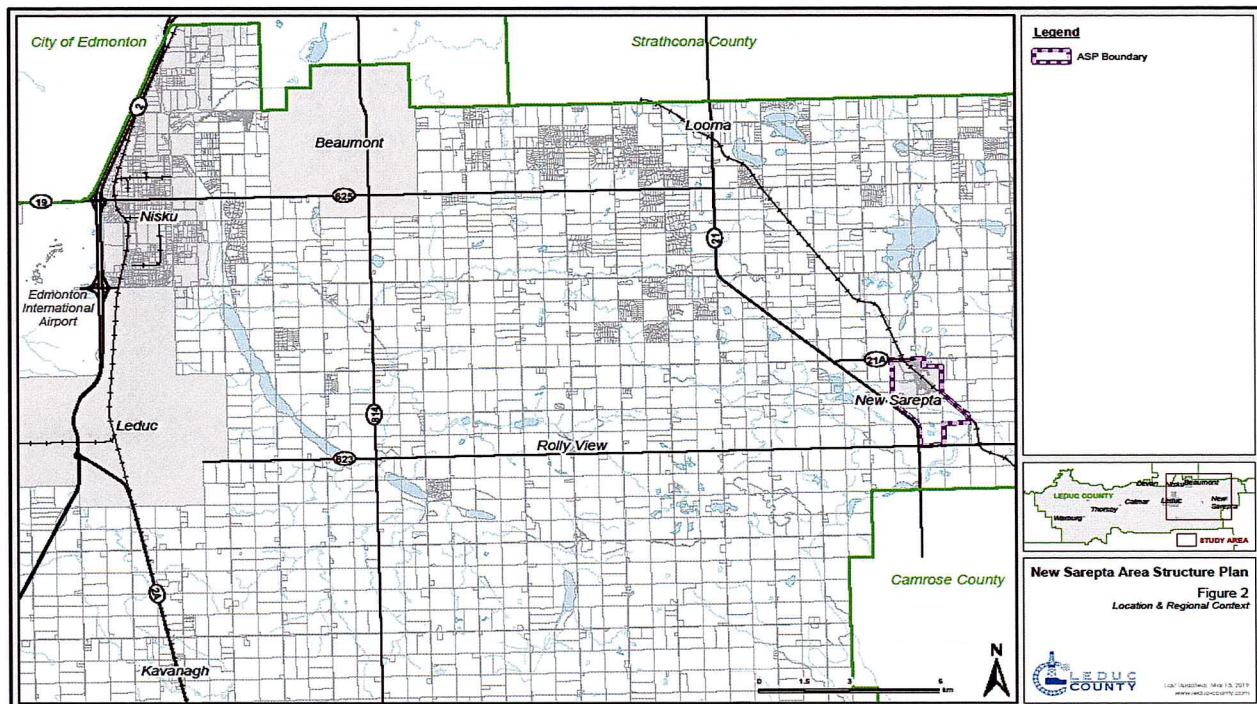


2 PLAN AREA

2.1 Location and Regional Context

The Hamlet of New Sarepta is located approximately 30 km east of the City of Leduc along Highway 21 and approximately 16 km southeast of the City of Edmonton, as shown in Figure 2 below.

Figure 2: Location and Regional Context [See Appendix K for Large Format Map]



2.1.1 Area Structure Plan Boundaries Description

The proposed New Sarepta ASP boundary is designed to reflect the feedback given to Leduc County staff while preparing the ASP. Specifically, that the Hamlet of New Sarepta does not exist in a vacuum and that the continued success of the community is dependent on planning for both the hamlet itself and the surrounding region. As such, the New Sarepta Area Structure Plan encompasses both the hamlet (which retains the former village's municipal boundary) as well as surrounding adjacent properties to the Hamlet.

With that in mind, the Area Structure Plan's boundary encompasses an area of approximately 1,140 acres. This includes the following parts of Township Road, 49 Range Road, 22 west of the 4th Meridian, the east half of section 33; the portion of the north east quarter of section 28 that is north of Highway 21; part of the north west quarter of section 34; the south west quarter of section 34; the west half of section 27; and the portion of the north east quarter of section 27 that lies south of the rail line.

2.2 Environmental Features

2.2.1 Environmentally Significant Areas and Sensitive Habitat Features

An Environmentally Significant Area (ESA) represents a place in Alberta that contains rare or unique elements (species, landforms or habitat) that may require special management consideration. A review of the Alberta Conservation Information Management System confirmed that the eastern periphery of the Plan Area is situated approximately 1.5 km to the west of ESA 717b (Fiera, 2009). ESA 717b, also known as the Beaver Hills UNESCO Biosphere covers an area of 27,239 ha and contains three sites of recognized significance including the Ministik Lake, Joseph Lake and Oliver Lake Important Bird Area, as well as the Miquelon Lake Important Bird Area and Miquelon Lake Provincial Park. ESA 717b has been assigned an importance ranking of *International* which is the highest ranking given to Alberta ESA's. A description is provided in Appendix B: New Sarepta Environmental Assessments report as it is in the closest proximity to the Plan Area.

In order to identify environmentally sensitive habitat features within the New Sarepta Plan Area site visits were conducted in 2012. A total of 50 environmentally sensitive habitat features, and five habitat types, were identified during the reconnaissance of the Plan Area. These environmentally sensitive habitat features are outlined in Appendix K, New Sarepta Environmental Assessments report.

The five types of habitats that were identified within the Plan Area include aspen/poplar woodland, aspen/poplar windbreak, spruce woodland, wetland and ephemeral stream. Each environmental feature that was identified within these habitat types was assigned a ranking according to the following criteria:

- The physical size of the feature based on the assumption that a large wetland or aspen/poplar stand provides more habitat than a smaller one.
- The state of disturbance of the feature (i.e. habitat fragmentation, vegetation clearing, invasive weeds).

Presence of bird nests, cavity nests in snag trees (any incidences of this wildlife nesting areas increases the value of the habitat).

2.2.2 Leduc County Environmental Significant Areas Study (2015)

Most recently, the 2009 and the 2010 ESAs/AESA studies have been combined and updated in a new provincial ESA study that utilized the most up to date data and methods for identifying ESAs in Alberta (Fiera Biological 2014). Fiera Biological was retained by Leduc County to complete an ESA study, the goals of which included the following:

1. Identify ESAs in Leduc County using an approach that is objective, repeatable, and consistent with provincial methodology,
2. Create an up-to-date land cover and wetland inventory that could be used to identify ESAs in Leduc County,
3. Develop ESA criteria and indicators that are relevant within the Leduc County context, and use these indicators to identify ESAs at the scale of the County.

The methods and process used to identify ESAs in Leduc County are similar to those that were used to identify ESAs in the province of Alberta; however, the ESA outputs created in this study are specific to Leduc County (details in Appendix K).

2.2.3 Wooded, Old Growth Forests and Shelter Belts

The subject area contains several wooded, old growth forests and shelter belts of various sizes and configurations. Leduc County may consider these areas as habitat for various wildlife and bird species. Efforts should be made to protect these areas as reserve, park space, open space and recreational areas as future development occurs.

2.2.4 Surface Water Resources

The general subject area contains numerous wetland areas and ponds. The nearest major river system is the North Saskatchewan River, which is located approximately 37 km to the west (at its closest point). Joseph and Looking Back Lakes are relatively large waterbodies located in close proximity to, but outside of, the Plan Area. These lakes provide important wetland habitat to amphibians, waterfowls, shorebirds and other bird species.

Clearwater Creek flows through the southern portion of the Plan Area from east to west. However, this section of the creek is more consistent with a wetland as surface water flow is not evident. Further detail is provided in Appendix C: New Sarepta Environmental Assessments report and Leduc County Environmental Significant Areas Study (2015).

2.2.5 Fisheries Habitat and Wildlife

Clearwater Creek and two other small ephemeral streams appear to be the only streams located within the Plan Area. None of these streams are known to be fish-bearing waters (Alberta Sustainable Resource Development, FWMIS Data, 2012). However, downstream of the Plan Area, Clearwater Creek confluences with Blackmud Creek which is known to support brook stickleback and fathead minnow.

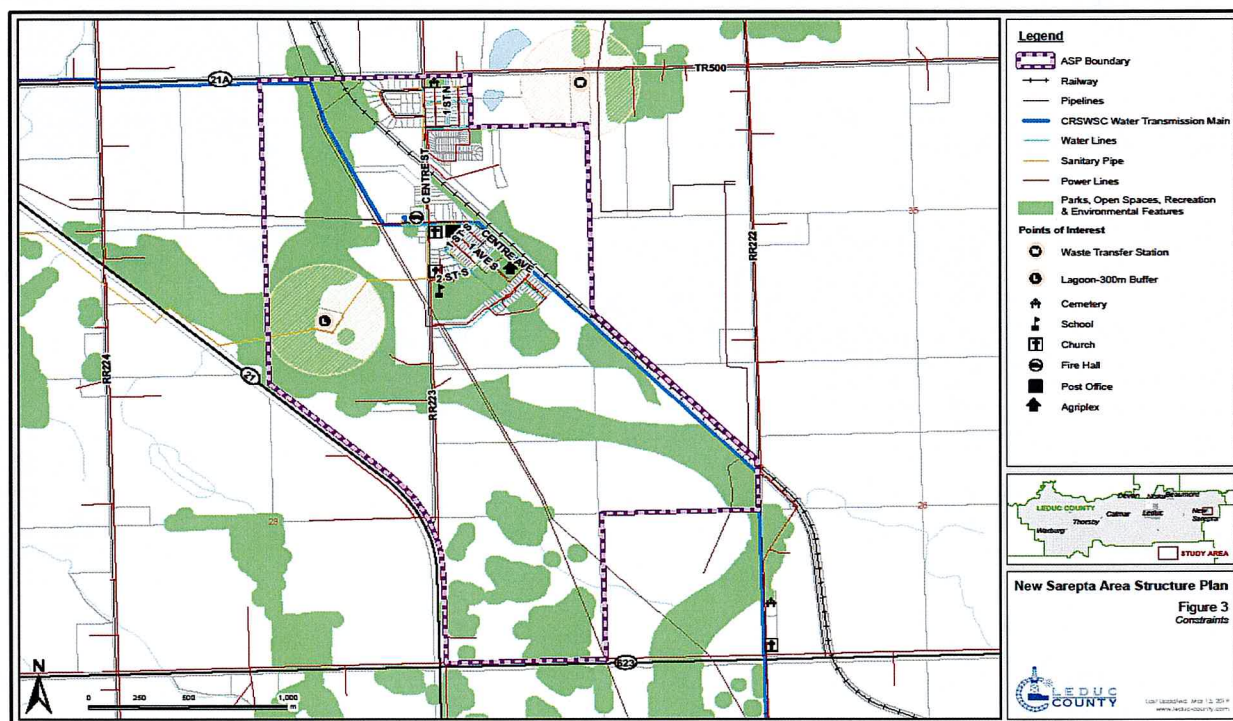
A federal and provincial level species at risk ranking were identified. In order to determine a list of potential species at risk within the Plan Area, the following information review was conducted:

- Environment Canada's Species at Risk website was searched to determine the potential for species at risk which are listed on Schedule 1 in the subject area;
- The Alberta Sustainable Resource Development – Fish and Wildlife Management Information System (FWMIS) website was searched to determine documented sightings of vertebrate species in the vicinity of the project that are recorded in the provincial Fish and Wildlife Management Information System;
- The Alberta Conservation Information Management System (ACIMS) web-site was searched to determine documented plant occurrences in the project vicinity; and
- Additional desktop research.

As a result of these searches, a list of potential species was produced. These species and their federal and provincial conservation status are outlined in Appendix C: New Sarepta Environmental Assessments report.

In developing the ASP, an evaluation of the existing and proposed constraints of the site was completed. The existing site characteristics, along with Leduc County's Municipal Development Plan setback requirements, existing and proposed manmade constraints were reviewed and applied to the site in order to estimate the available developable area and the 2015 Leduc County Environmental Significant Areas Study (2015) Environmental Significant Areas (ESA) were included on the map(s).

Figure 3 : Constraints [See Appendix K for Large Format Maps]



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Development Concept



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3 DEVELOPMENT CONCEPT

3.1 Development Principles

Leduc County's which in turn, New Sarepta's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth. Healthy, liveable, and safe communities are sustained by the following principles:

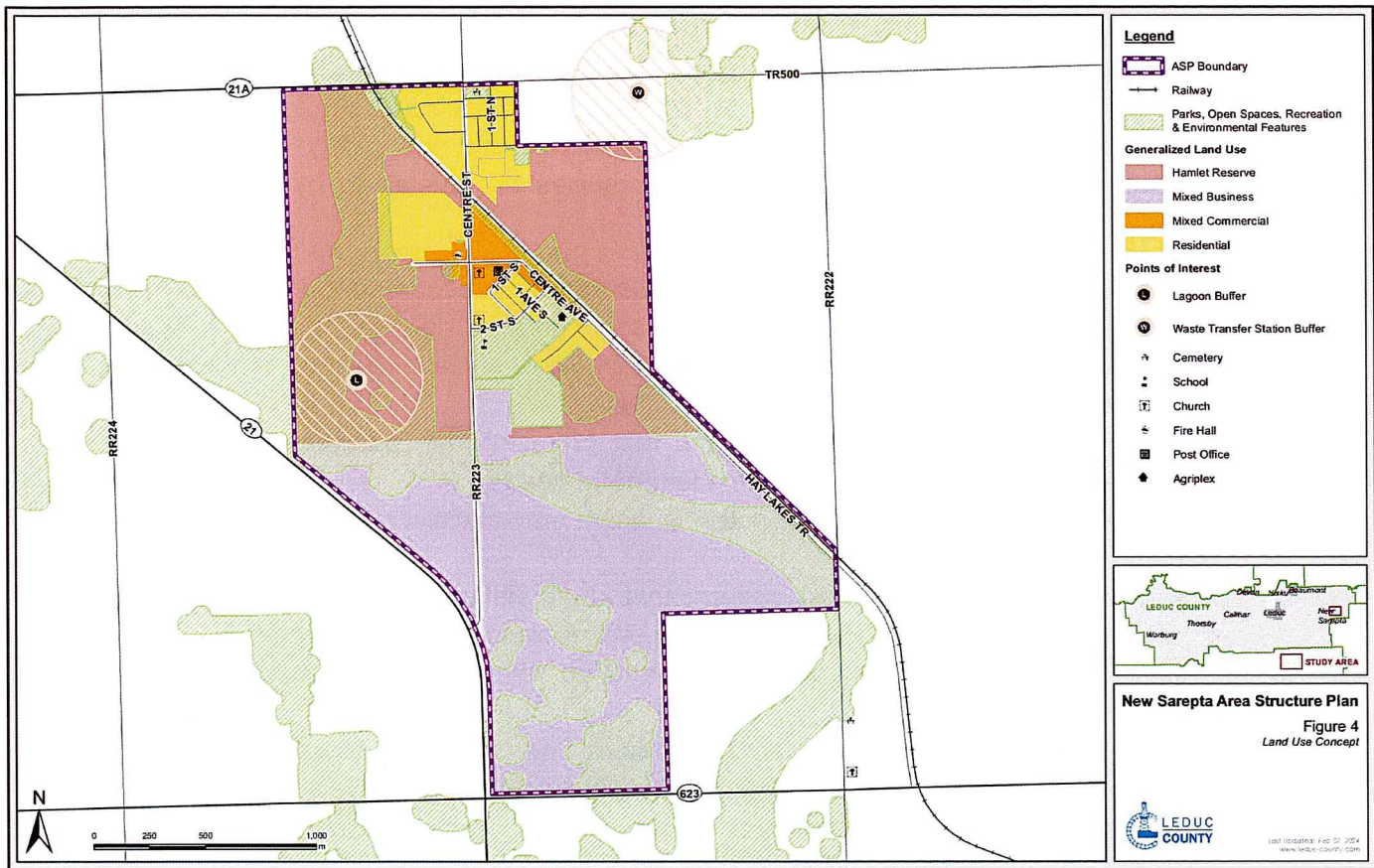
1. promoting the integration of the Hamlet of New Sarepta into Leduc County in a sustainable manner that retains the character of the community while providing for efficient development and land use patterns which sustain the financial well-being of the region over the long term;
2. accommodating an appropriate range and mix of residential, business, institutional, recreational and open space uses to meet long-term needs;
3. avoiding development and land use patterns which may cause environmental or public health and safety concerns;
4. avoiding development and land use patterns that would prevent the efficient expansion of residential areas in those areas which are adjacent or close to residential areas;
5. promoting cost-effective development standards to minimize land consumption and servicing costs;
6. improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society; and
7. ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

3.2 Land Use

The New Sarepta ASP Land Use Development Concept, developed through consultation with the community, is conceived from a vision that the New Sarepta region can provide a critical role within Leduc County by linking existing citizens and resources to one another to create a healthy, vital and sustainable community. As such the Area Structure Plan includes a range of land uses to provide a single cohesive vision for the New Sarepta area.

The ASP's proposed land uses policy areas are classified into major land use categories in the Plan as shown in Figure 4.

Figure 4: Land Use Concept [See Appendix K for Large Format Map]



3.3 Development Policies

3.3.1 Hamlet Reserve:

Goal: To provide flexible options for non-industrial growth opportunities.

Policies:

1. All other forms of development, including but not limited to, residential, shall preserve the community atmosphere while providing for a greater variety of housing choices and, wherever possible, developers will be encouraged to implement development in a sustainable manner with smaller lots and a focus on maintaining and protecting environmental features;
2. Greenfield residential development within the Hamlet Reserve will be required to meet the density target set for growth hamlets in the Edmonton Metropolitan Regional Growth Plan.
3. Institutional uses within the Hamlet Reserve shall be developed on a case by case bases and shall provide for the needs of the community and shall not negatively impact adjacent land uses or environmentally sensitive areas;
4. Agriculture-based businesses and tourism are encouraged to locate in the plan area where they are compatible with adjacent land uses and can be serviced to the satisfaction of the county;
5. Activities that enhance the management or use of recreational activities on lands which have limited development potential will be encouraged.
6. Limited business development shall be encouraged within the policy area. Light to medium industry is not permitted within the land use policy area, but is encouraged to locate within the Mixed Business land use policy area.

3.3.2 Mixed Commercial Centre:

Goal: Develop a mixed use commercial and residential hub that supports a dynamic, accessible, and vibrant hamlet centre.

Policies:

1. Ensure compact, mixed-use development by requiring:
 - a. a mixture of uses including appropriate commercial, residential, institutional and service uses such as, schools, places of worship, parks/open spaces, emergency services and other such uses are encouraged in the plan area to create complete communities;
 - b. intensification through redevelopment and infill at a higher density or use;
 - c. that solely residential developments maintain or increase existing dwelling units per net residential hectare; and
 - d. that solely commercial developments maintain or increase existing levels of site use and coverage.
2. Commercial uses located in the hamlet centre shall encourage pedestrian and other alternative transportation modes. Therefore, those commercial sites are strongly encouraged to set aside areas for bike parking as well as pedestrian resting areas.

3.3.3 Residential:

Goal: *Preserve the small community ambiance of the hamlet while providing a greater variety of housing choices.*

Policies:

1. Provide a diversity of built forms and densities including, but not limited to, single family dwelling, duplex, row housing, and low rise apartments;;
2. Residential development within the hamlet boundary is encouraged where the proposed development:
 - a. Is consistent with the scale and character of neighbouring land uses;
 - b. Represents a logical and contiguous extension of existing development;
 - c. Can demonstrate sufficient water, wastewater, stormwater, and transportation capacity to the satisfaction of the county.
3. Higher densities of residential are encouraged in the hamlet centre in order to facilitate the pedestrian accessibility to services and amenities;
4. Pedestrian and other alternative transportation modes are encouraged.
5. Appropriate types of residential, institutional and service are encouraged in the policy area to create complete communities;

3.3.4 Mixed Business:

Goal: *To become the service centre for the eastern part of Leduc County by allowing appropriate growth in this area through the provision of mixed commercial, Industrial (light to medium) business and agricultural development to occur.*

Policies:

1. Encourage the development of a service destination off Highway 21 for residents of the hamlet, the east end of Leduc County, as well as the traffic driving through the region;
2. Commercial and business development within the plan area is encouraged where the proposed development:
 - a. Is consistent with the scale and character of neighbouring land uses;
 - b. Represents a logical and contiguous extension of existing development;
 - c. Can demonstrate sufficient water, wastewater, stormwater, and transportation capacity to the satisfaction of the county; and
3. Light to medium industrial development is encouraged to locate in the lands south of the hamlet subject to the following requirements:
 - a. Traffic from the area will be directed away from residential areas so that it will not negatively impact local residents;
 - b. Developments adjacent to major transportation routes will be expected to demonstrate a higher level of aesthetic appeal through the use of landscaping and high quality designs to the satisfaction of the county; and

- c. Developments adjacent to the residential areas within the ASP shall include measures to insure that nuisance factors associated with the development shall not adversely impact the adjacent residential uses.
 - d. Development shall not have a negative impact on the natural environment and shall follow appropriate mitigation measures to the satisfaction of the County.
- 5. Where appropriate, agribusiness and other such agricultural related commercial, industrial and tourism developments shall be encouraged within the Mixed Business land use policy area.
- 6. As the Mixed Business land use policy area further develops it is recommended that prior to growth the servicing plan be updated as to ensure utilities can be accommodated with the land use area.
- 7. Rail access opportunities are supported within the Mixed Business District.

3.3.6 Parks, Open Spaces, Recreation, and Environmental Features:

Goal: *To promote a healthy and active community, through the provision of a full range of recreation facilities, parklands, open spaces, environmental features, reserve land and linkages.*

Policies:

- 1. Parks planning and development shall follow the Parks and Open Spaces Master Plan and Parks Design Standards.
- 2. Planning for public streets, spaces and facilities will encourage a mix of transportation modes, including but not limited to, walking and cycling;
- 3. Development and site alteration should not be permitted on lands adjacent to natural features unless the ecological function of the adjacent lands have been evaluated, and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions;
- 4. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural systems shall be maintained;
- 5. Ensure that public amenities are accessible and linked by a trail system;
- 6. Trail development shall be to the satisfaction of Leduc County and will include:
 - a. Asphalt shared use paths as the standard for trail development;
 - b. Granular trails where appropriate such as in reserves or corridors where they would complement a natural or naturalized vegetation;
 - c. Suitable associated infrastructure such as benches, waste receptacles and trail network signage shall be to the county's satisfaction; and
 - d. Interpretive signage for natural areas and locations of historical importance should be provided to add interest to the trail system.
- 7. Maintain and/or locate a park and/or public space within a distance of 500 metres from each residence;
- 8. Playgrounds and similar type amenities should be no closer than 800 metres apart (representing approximately a ten-minute walk) unless they cater to significantly different age or user groups.

9. Spray parks will not be considered in neighbourhood/local level parks. They could be considered for district level parks within the plan area.
10. Every effort shall be made to preserve Environmentally Significant Areas (ESAs) and adjacent buffer(s), as well as wooded areas and/or shelter belts.

3.3.5 Cultural Heritage and Archaeology:

Goal: *Conservation of significant heritage resources and landscapes within New Sarepta*

Policies:

1. Heritage resources, and cultural landscapes shall be conserved.
2. Development and site alteration may be permitted on adjacent lands to protect heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
3. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage site or landscape affected by the adjacent development or site alteration.

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Servicing Plan



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4 SERVICING PLAN

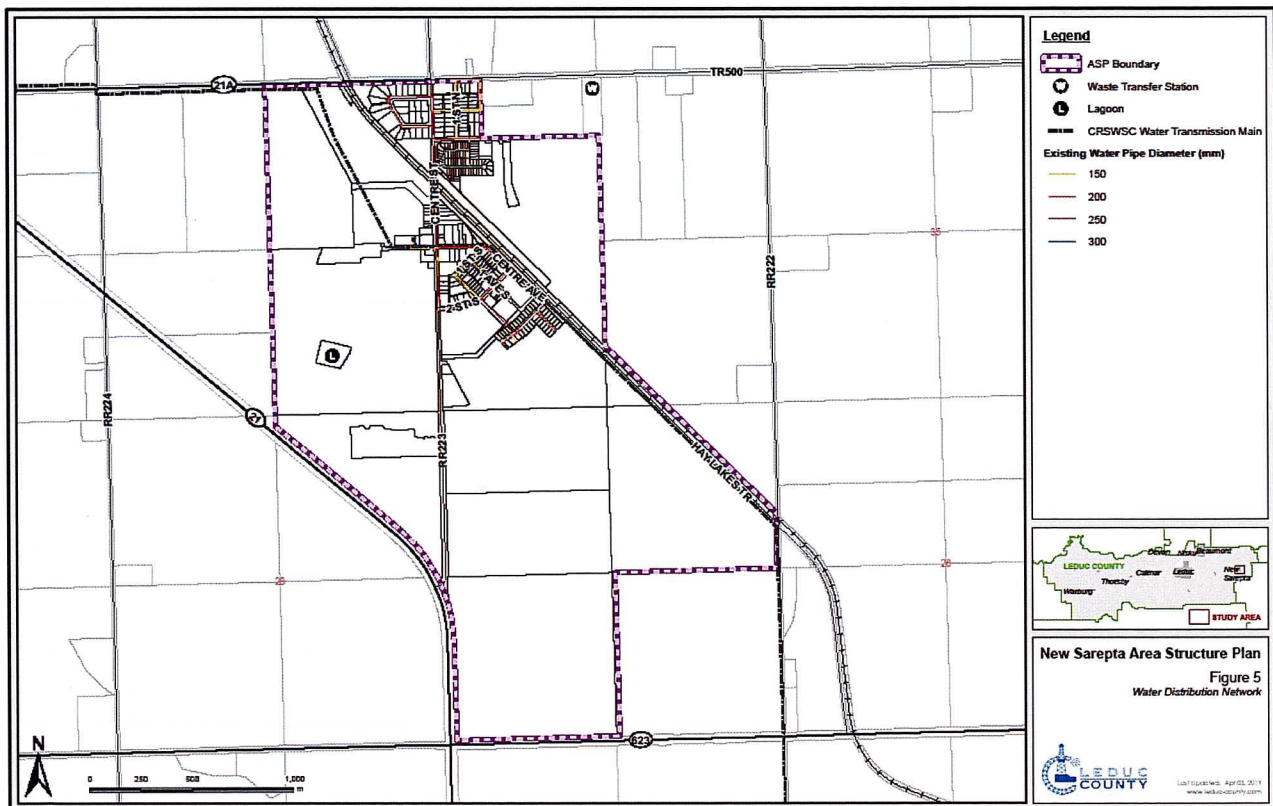
This part of the proposed Hamlet of New Sarepta Area Structure Plan provides information regarding the servicing plans for water, sanitary, stormwater, shallow utilities, and transportation for the Hamlet of New Sarepta and surrounding lands.

A detailed Servicing Report (water and sanitary) shall be completed when development occurs within the Mixed Business area. This report shall be completed by developer(s) in conjunction with the Leduc County Public Works and Engineering departments. It should be noted, commercial and industrial growth may be limited due to water capacity; and all proposals are required to show through the Servicing Report the project(s) has sufficient water and can meet all sanitary requirements.

4.1 WATER

New Sarepta is serviced by the Capital Region Southwest Water Services Commission (CRSWSC). The existing water service plan is shown below in Figure 5.

Figure 5: Existing Water Distribution Network [See Appendix K for Large Format Map]



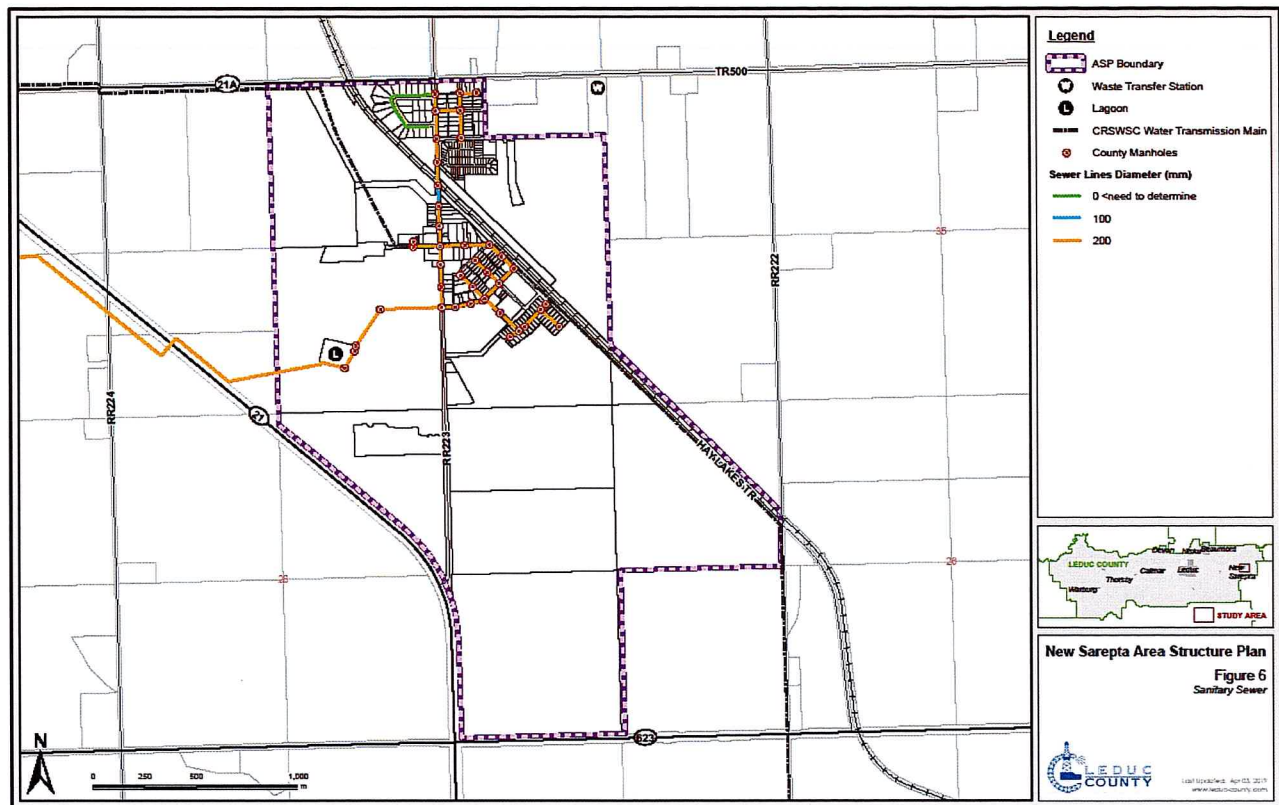
Policies:

1. Planning for water services must:
 - a) direct and accommodate expected growth in a manner that promotes the efficient use of existing municipal water services and private/communal water services where municipal water services are not available;
 - b) ensure that these systems are provided in a manner that:
 - i. can be sustained by the water resources upon which such services rely;
 - ii. is financially viable and complies with all regulatory requirements; and
 - iii. protects human health and the natural environment;
 - iv. promote water conservation and water use efficiency; and
 - v. integrate servicing and land use considerations at all stages of the planning process.
 - c) allow lot creation only if there is confirmation of sufficient reserve water system capacity within municipal water services or private communal water services;
2. Intensification and redevelopment within residential areas on existing municipal water services should be promoted, wherever feasible.
3. Individual on-site water services shall connect to municipal water services if, and once they become available; unless otherwise specified by Leduc County.
4. Leduc County shall adopt a comprehensive plan regarding the municipal water services with provisions for: a full review of the condition of the existing facilities; a schedule regarding the replacement of aging/failing infrastructure; and for the recovery of costs associated with the plan through off-site levies or similar cost recovery mechanism as determined by the county;
5. Shall not exceed regional water allocations through the CRSWSC.

4.2 Sanitary

As noted in the Morrison Hershfield report, the majority of the sanitary system was constructed between the 1960s and 1970s. The lift station was installed in 1979 at the earliest, based on the year of the Tritex Engineering drawings. The report notes that lift stations and forcemains are typically replaced every 50 years. The Waste Water Lagoon has been improved and has sufficient capacity for future growth within the ASP boundary. In addition, the lift station will be upgraded and waste water collection system has had numerous upgrades. The remainder of the waste water collection system will be upgraded as priority areas are identified and on an ongoing needed bases.

Figure 6 : Existing Sanitary System [See Appendix K for Large Format Map]



Policies:

1. Planning for septic services must:
 - a. direct and accommodate expected growth in a manner that promotes the efficient use of existing municipal septic services and private/communal septic services where municipal septic services are not available;
 - b. ensure that these systems are provided in a manner that:
 - i. can be sustained by the septic resources upon which such services rely;
 - ii. is financially viable and complies with all regulatory requirements; and
 - iii. protects human health and the natural environment;
 - iv. promote water conservation and water use efficiency; and
 - v. integrate servicing and land use considerations at all stages of the planning process.
 - c. allow lot creation only if there is confirmation of sufficient reserve septic system capacity within existing municipal septic services or private/communal septic services;
2. Intensification and redevelopment within residential areas on existing municipal septic services should be promoted, wherever feasible.
3. Individual on-site sanitary services shall connect to municipal water services if, and once they become available; unless otherwise specified by Leduc County.

4.3 Stormwater

The objectives of the stormwater management plan are to establish a pre-development runoff rate, review existing drainage patterns, establish major drainage routes and points of discharge and assess the need for regional stormwater management facilities. Appendix I includes a detailed stormwater management plan for the entire plan area and it will be the responsibility of the developer to show how stormwater will be managed on individual sites within the context of this plan.

Policies:

1. Stormwater management plans shall be required, as necessary, to define the regulation of stormwater discharge and water quality according to Alberta Environment and Leduc County standards.
2. Stormwater facilities shall not be accepted as Municipal or Environmental Reserve.

4.4 Shallow Utilities

New Sarepta is serviced by FortisAlberta for electricity and AltaGas for natural gas. FortisAlberta and Altagas were contacted in order to determine whether there would be any special requirements to provide electricity and natural gas to the projected population. FortisAlberta advised that the current electrical infrastructure has ample capacity to service any population growth, and that they should be contacted as development proceeds in order to have power lines extended as necessary to reach new developed areas. Telecommunications services are provided by TELUS.

Policies:

1. Where deemed appropriate by Leduc County, developers shall be required to determine the requirements for provision of shallow utilities.
2. Any costs for installation of shallow utilities shall be borne by the developer.
3. All shallow utilities shall be located in areas acceptable to Leduc County and utility companies.
4. The developer, at the discretion of Leduc County, may be required to provide access to or through their lands to accommodate the servicing of adjacent development.
5. The extension of shallow utilities shall be the responsibility of the developer.

4.5 Transportation

One of the major advantages of the New Sarepta Area Structure Plan is the abundance of transportation linkages to the surrounding regions available to residents and developers in the area. Between the two provincial highways (Highway 21 and Highway 623) and the potential use of the existing rail line, the regional transportation infrastructure is well suited for cultivating future development opportunities in support of the existing development nodes in Leduc County and the Edmonton Metropolitan Region. Additionally the hamlet's road network and transportation system must be addressed. As a part of the development of the plan, a Traffic Impact Assessment (TIA) has been created and is attached as Appendix D, including recommended upgrades, however the TIA is intended to guide future traffic studies that will be required as development occurs.

Policies:

1. A traffic impact assessment shall be required for all new proposed multi-lot developments showing that the road network has the capacity to accommodate the development and what improvements will be necessary to the existing road system. Any upgrades required by these studies will be at the developers cost.
2. Until such time as Alberta Transportation completes their functional planning for Highway 21, any development proposals along that highway may be required to include a restrictive covenant limiting the form that development may take directly adjacent to the highway to the satisfaction of Alberta Transportation.
3. Development proposed along Highway 21 may be required to include noise alteration techniques, such as berms, barriers, setbacks, or additional landscaping at the request of the county or Alberta Transportation. A noise impact study may be required by the County.
4. Other than the existing access points to Highway 21 and Highway 623, no additional accesses to the highways shall be considered unless otherwise approved by Alberta Transportation.
5. Access to each development and the internal road system shall be designed in accordance with municipal standards and constructed at developer's cost. Internal roadway systems shall endeavor to make clean and logical connections to adjacent development.
6. All proposed road systems shall meet Leduc County specifications and standards.
7. Additional right-of-way that is required for upgrading of local roads shall be requested as a condition of subdivision approval.
8. Any upgrades required to the existing road system shall be designed to the satisfaction of Leduc County and shall be paid by the developer. Leduc County may, at its sole discretion, require the developer to front-end the costs associated with road and intersection improvements where deemed necessary to support the increased traffic created by development. "Endeavor to Assist" provisions may be included in the development agreement to allow the developer to recoup some of these front-end costs from other benefitting developments that may occur later.
9. All proposed residential or other sensitive use development within 300 metres of a railway right-of-way will be required to undertake noise studies, to the satisfaction of Leduc County in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from noise that are identified. All available options, including alternative site layouts and/or attenuation measures, will be thoroughly investigated and implemented if practicable to ensure appropriate sound levels are achieved, particularly with respect to the 55 dBA outdoor living area criterion.
10. All proposed residential or other sensitive development within 75 metres of a railway right-of-way will be required to undertake vibration studies, to the satisfaction of Leduc County in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.
11. All proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of Leduc County in consultation with the appropriate railway. Where applicable, the sightline requirements of Transport Canada and the railways will also need to be addressed as well.

12. Implementation and maintenance of any required rail noise, vibration, and safety impact mitigation measures, along with any required notices on title such as warning clauses and/or environmental easements will be secured through appropriate legal mechanisms, to the satisfaction of Leduc County in consultation with the appropriate railway.
13. Where applicable, new residential development or other sensitive land use will not be permitted within 300 metres of a rail yard.
14. All residential development or other sensitive land uses located between 300 metres and 1000 metres of a rail yard will be required to undertake noise study(s), to the satisfaction of Leduc County in consultation with the appropriate railway, to support its feasibility of development and, if feasible, shall undertake appropriate measures to mitigate any adverse effects from noise that were identified.

4.6 Emergency Response

Local emergency services will be available to all future developments located in New Sarepta ASP lands.

1. Ambulance services are supplied by Alberta Health Services, with the closest hospitals located in the City of Leduc and south Edmonton.
2. Primary police services are Leduc County Enforcement Services and the Royal Canadian Mounted Police (RCMP). Back-up in the event of emergencies which require additional police support will be available from Cities of Beaumont and Leduc detachments.
3. Fire protective services are located in the Hamlet of New Sarepta. Leduc County also maintains mutual-aid firefighting service agreements with all local municipalities for fire and emergency support.

Policies:

1. New multi-lot developments shall prepare a fire protection plan to the satisfaction of Leduc County outlining how they will provide adequate fire protection services.

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Environmental Strategy



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5 ENVIRONMENTAL AND RESERVE STRATEGY

Planning must ensure that natural features in the plan area are adequately protected for their intrinsic environmental values, scenic qualities, and recreational benefits as well as recognizing the importance of the watershed and water in the region.

5.1 Environmental Review

As development occurs within the plan area, identified environmentally significant lands and areas shall be protected. Leduc County will determine if new developments within the plan area will require an environmental review as per the Leduc County Environmental Policy and Procedures.

Policies:

1. Development within the plan area may be required to produce supporting studies such as bio-physical assessment(s), environmental impact assessment(s), and any such similar studies as required by the Environmental Policy and Procedures and/or Leduc County prior to development approval.
2. Leduc County may require that development within the plan area produce an environmental study describing the potential impacts of the proposal, and the extent to which these impacts may be mitigated through the design of the development, construction procedures, and operational or management practices on site.

5.2 Dedication of Reserve Lands

As per the *Municipal Development Act*, all Municipal, Environmental and Conservation Reserves shall be the primary method used by Leduc County for the dedication or taking of lands for public use within the plan area.

Policies:

1. Environmental Reserve land(s) and Conservation Reserves shall be preserved in their natural state as per the *Municipal Government Act*.
2. Municipal Reserve lands shall be dedicated in order of priority:
 - a) Land
 - b) A combination of land and money
 - c) Money in place of land
 - d) Deferment
3. Municipal Reserve shall be dedicated as per the *Municipal Government Act*;
4. Municipal Reserve and open space shall be dedicated no smaller than 0.5 hectares (ha) in size;
5. The dedication of a single district level park space shall be greater than 5.0 ha in size within the ASP area to encouraged active and passive recreation.
6. Wooded areas and shelter belts shall be encouraged as Reserve(s).
7. Identified Environmental Significant Area(s) and adjacent buffers shall not be counted towards Municipal Reserve (MR); and shall be dedicated as Environmental Reserve (ER), Environmental Reserve Easement (ERE) or Conservation Reserve (CR) as per the MGA.
8. MR credit shall not be given for:

- a. Public utility lots or utility corridors (water lines, pipelines, power transmission, drainage swales, etc.);
 - b. the corridor of a stormwater management facility, which includes a shared use path;
 - c. strips along the edge of a stormwater management facilities (SWMF);
 - d. Parcel remnants; and
 - e. Walkway connections to a roadway.
9. To maximize the connectivity within an open space network(s), park(s), Environmental Reserve(s), Environmental Reserve Easement(s), Municipal Reserve(s), Conservation Reserve(s) and public utility lot(s) (including stormwater management facilities) should be conjoined or connected with greenways or walkways. Parks and stormwater management facilities should not be isolated.

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Plan Implementation



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6 PLAN IMPLEMENTATION

6.1 Implementation Goals

The New Sarepta ASP shall be a statutory document of Leduc County. All subdivision and development shall conform to the Plan as well as to the County's MDP and LUB. As the New Sarepta ASP shall be a bylaw of the county, a formal process as outlined in the MGA is required to amend the Plan.

Policies:

1. An outline plan may be approved without a Local Area Structure Plan in place for lands in the New Sarepta ASP.
2. All subdivision and development within the Plan area shall meet the requirements of all applicable Leduc County statutory plans, guidelines and policies, as well as all other applicable provincial and federal regulation;
3. In accordance with MGA, adjacent land owners shall be notified of:
 - a. Applications and Outline Plans for all subdivisions;
 - b. Applications for all land amendments and related public hearings;
 - c. Open houses for Local Area Structure Plans and Outline Plans;
 - d. Public Hearings for Local Area Structure Plans and Outline Plans.

6.2 Development Phasing

The Plan has been prepared with the recognition that there is a need to provide flexibility to enable development in fluctuating economic conditions and to allow for innovative technologies.

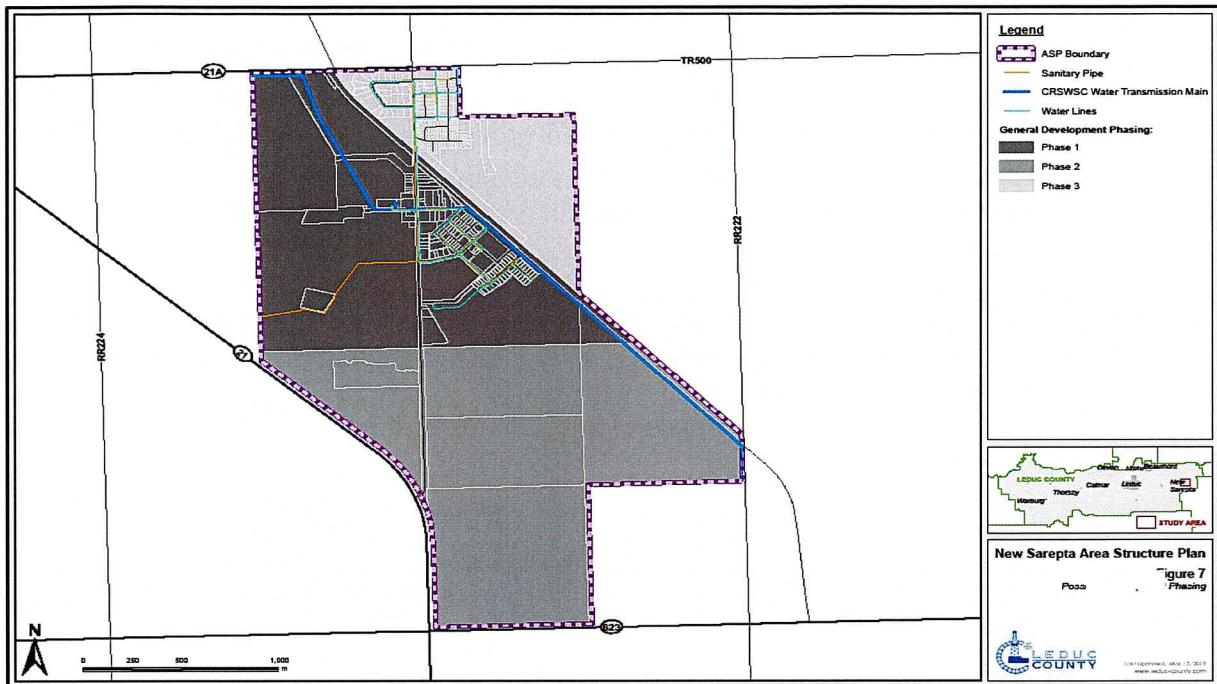
The New Sarepta ASP provides a policy framework for future subdivision and development. The Plan is proposed to occur in 3 stages – see Figure 7 – *Possible Development Phasing*.

The phasing of development will be based on the servicing of each site and the initiative of the proponent to provide municipal services. It is, therefore, envisioned that the Plan area will develop from center northwest, then south and last from the northeast corner of the hamlet with any and all phasing beginning from the source of current municipal services outwards.

Policies:

1. Areas of the Plan shall develop as services become available. Therefore, the order of development shall be market driven and dependent on the availability of municipal services;

Figure 7: Possible Development Phasing [See Appendix K for Large Format Map]



The following are the primary considerations for phasing of implementation of the ASP infrastructure components:

- Contiguous growth of development within the ASP area is encouraged, expanding outwards from existing developments.
- New developments located at the outskirts of the ASP boundary will require high capital investments if they are to be serviced via public infrastructure.
- Stormwater management, within the ASP boundary generally drains towards existing wetlands, for which large scale usage may trigger the need for construction of sediment forebays or similar mitigation techniques.
- The County may assign water allocation to other hamlets and rural areas. Future development shall consider water allocation requirements and consultation with County Administration is recommended prior to any proposed development.
- The existing septic infrastructure including the lagoon has sufficient capacity to service the majority of the projected population of the Hamlet. However, further upgrades and studies may be required as the hamlet continues to develop. It is recommend that consultation with County Administration be completed prior to any proposed development.

- As New Sarepta further develops, it is recommended the servicing plan be updated (as needed) as to ensure utilities can be accommodated with the ASP boundaries.
- The existing transportation infrastructure near the Hamlet of New Sarepta has capacity for growth, with all four assessed intersections operating at levels of service C or better in the AM and PM peak periods. Actual population growth rates will determine the need for implementation of required upgrades, and the construction of new facilities.

6.3 Plan Administration, Monitoring and Review

The plan is prepared in accordance with the *Municipal Government Act* (MGA) requirements, the New Sarepta ASP is a planning document that provides a framework to guide development in the Plan area.

To ensure the ASP is meeting the needs of the community, the Plan must be monitored and reviewed from time to time.

Policies:

1. The County shall consider a review of the Plan at least every ten years or as needed.

6.4 ASP Amendment

As the community and the needs evolve, the Plan will be amended to reflect the new reality and ensure the framework is the right vehicle to attain the vision establish in the Plan. An amendment can be initiated by the County or a person or persons having interests in the Plan area.

Policies:

1. The Plan may be amended by Leduc County to address desired changes in the community, to accommodate a new vision, to add clarification to certain components of the Plan, or to achieve any other goals which are deemed beneficial to the community and the County;
2. A person or group of persons (proponent /proponents) having interests in the Plan area may initiate an amendment to the ASP. The proponents shall follow the County amendment process which may include preparing and submitting the required supporting study(s).

6.5 Land Use Bylaw Amendments

Redistricting of lands to conform to the land uses designated in the New Sarepta ASP will be undertaken when necessary. This process will be conducted in accordance with the *Municipal Government Act* and will include a public process.

A person or group of persons having interest and ownership in the Plan area can propose a Land Use Bylaw amendment to the County.

6.6 Subdivision and development

To ensure that the policies contained in this Plan are implemented in a logical manner, Leduc County will require applicants to follow the County processes established for both

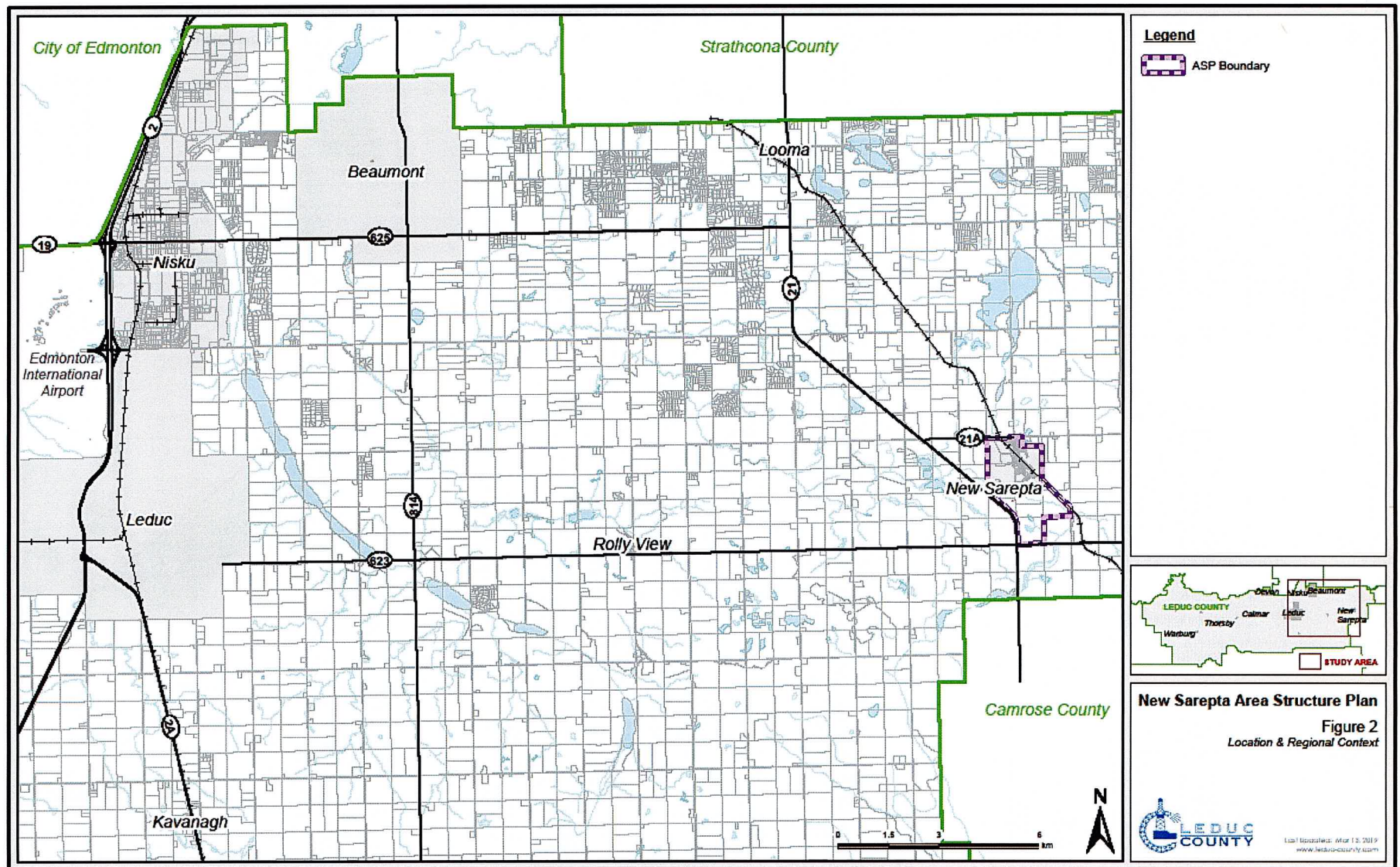
subdivision and development applications. The preparation of an outline plan or concept plan may also be required.

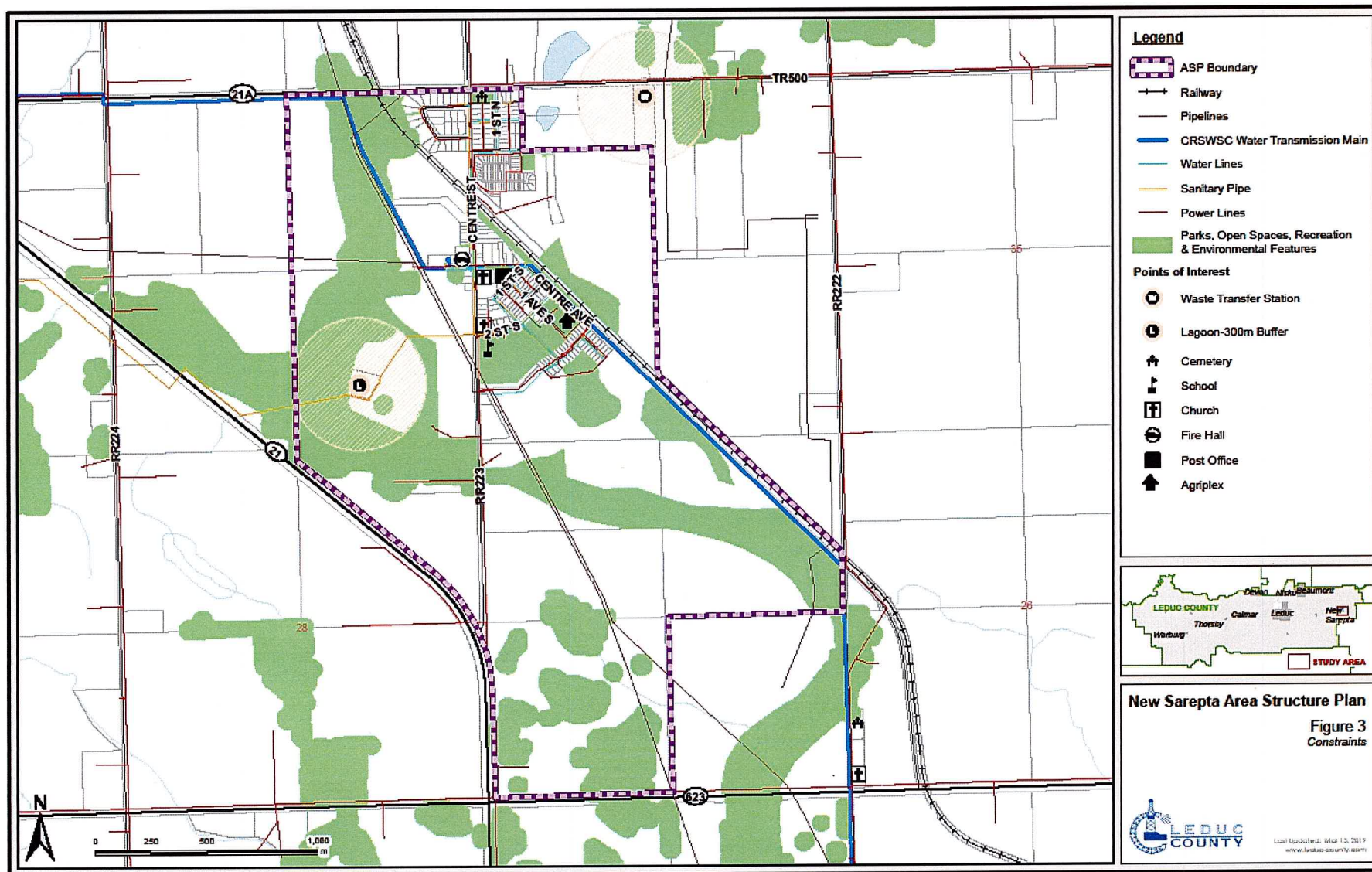
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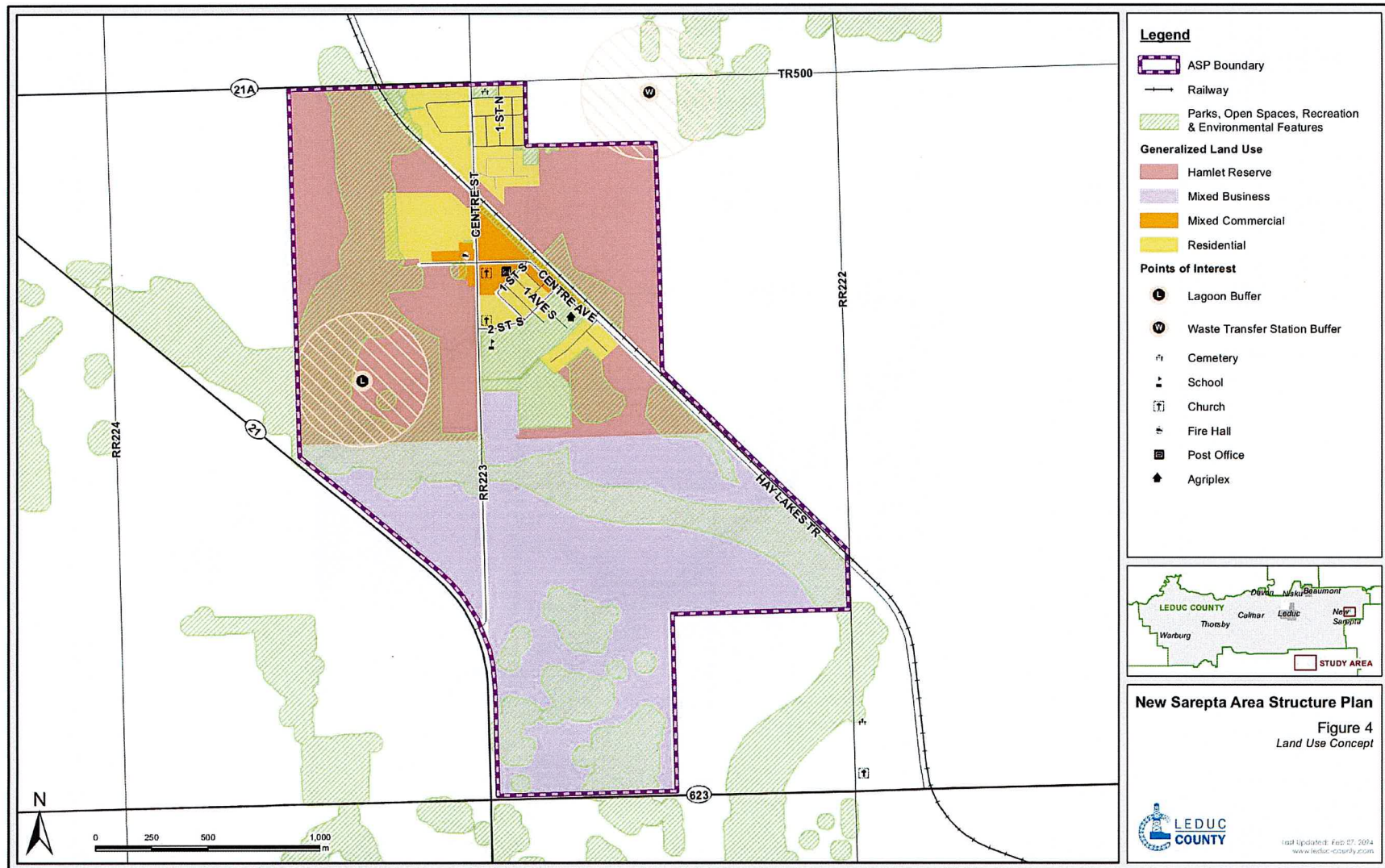
1. Subdivision and development within the Plan area shall follow the County processes and bylaws;
2. Subdivision and development within the Plan area shall meet the requirements of the New Sarepta ASP as well as all other requirements from County statutory plans, the Land Use Bylaw, policies and design standards.
3. Leduc County may require the preparation of an outline plan or concept plan in support of subdivision or Land Use Bylaw amendments for lands within the New Sarepta ASP.
4. Any required outline plan or concept plan must conform with County Policy(s) and the New Sarepta ASP, and may include at minimum, the following information:
 - a. Land uses;
 - b. Transportation and pedestrian circulation;
 - c. Utilities and servicing;
 - d. Stormwater management;
 - e. Environmental features and mitigation;
 - f. Development constraints; and
 - g. Any other information deemed necessary by Leduc County.

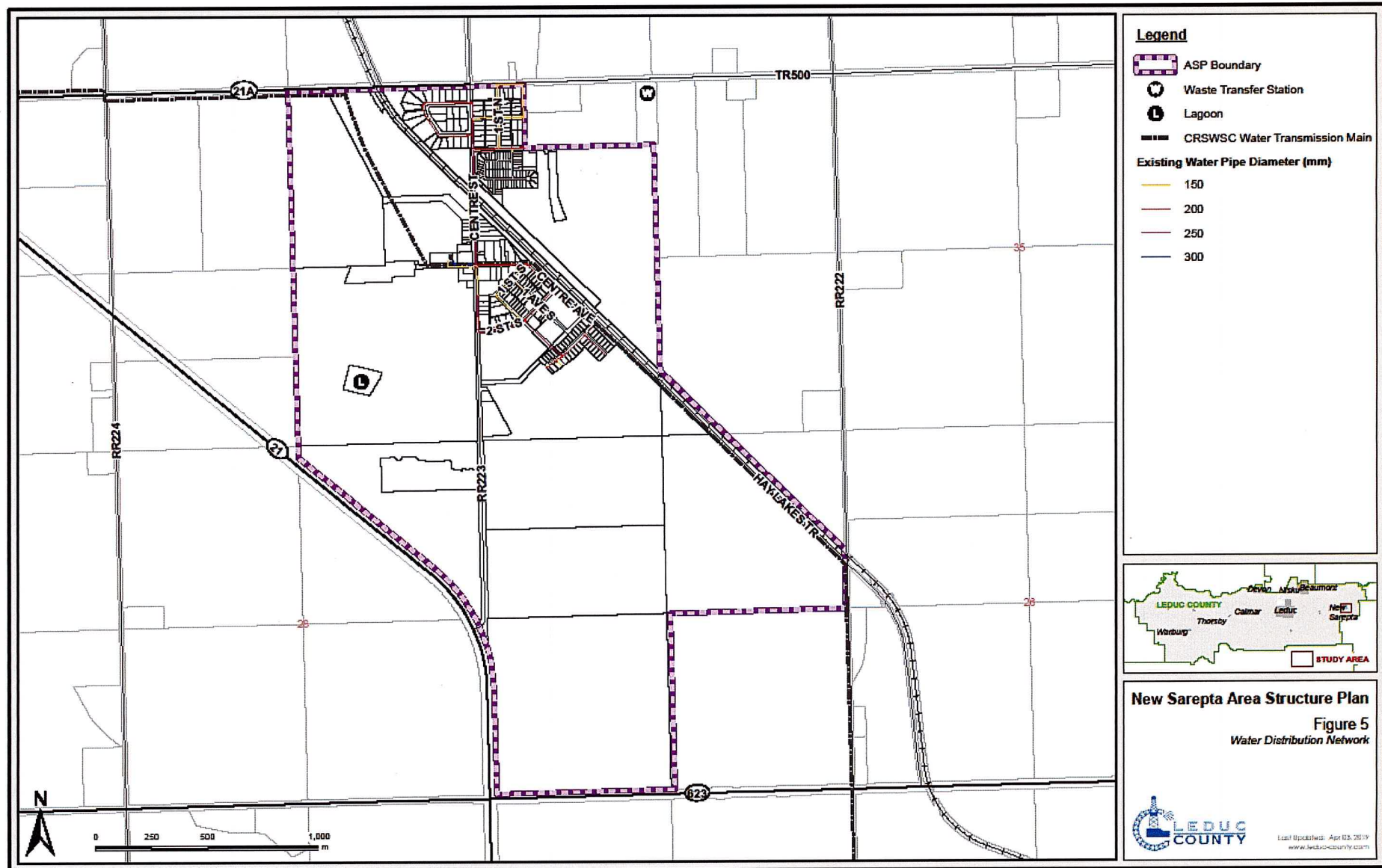
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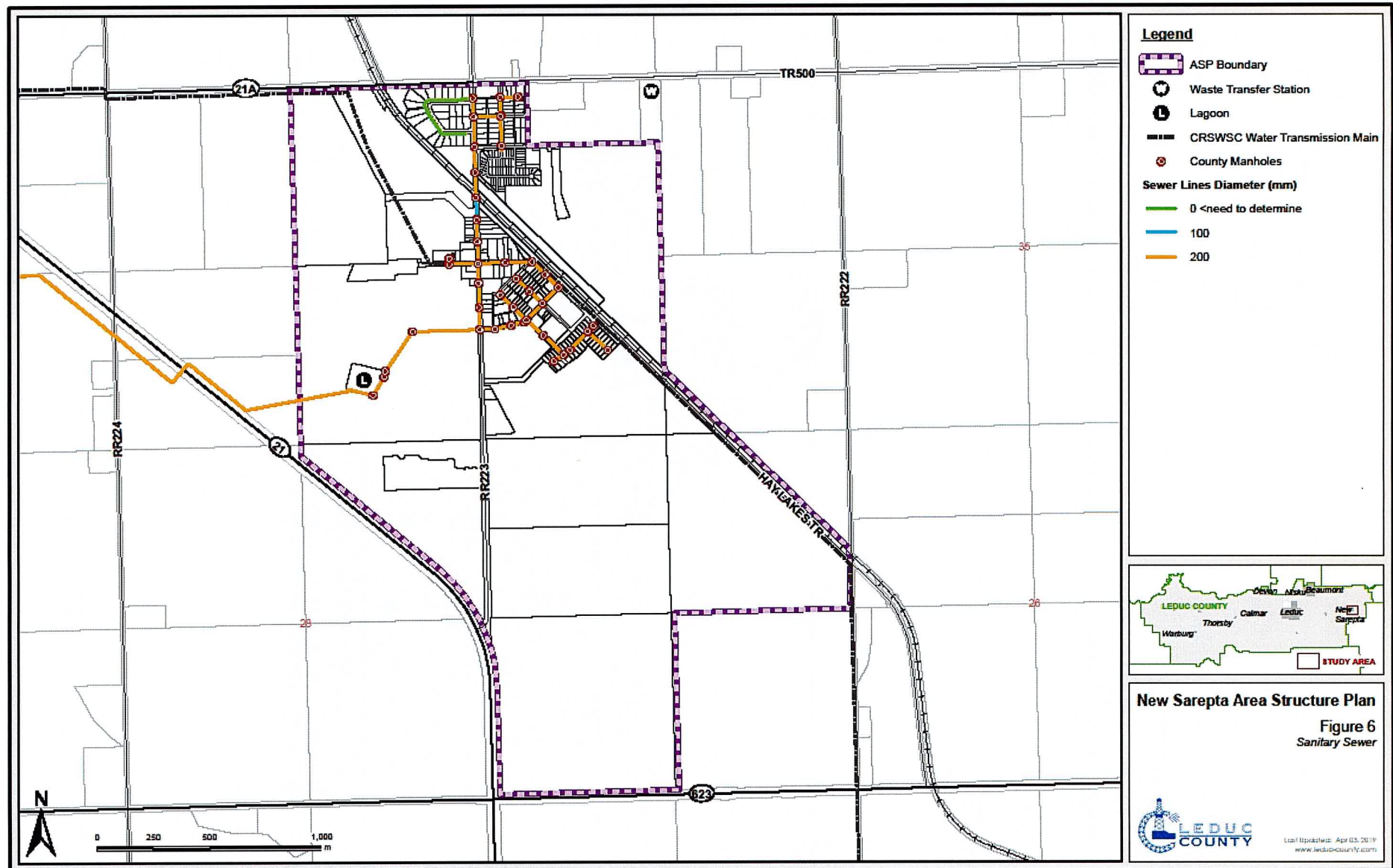
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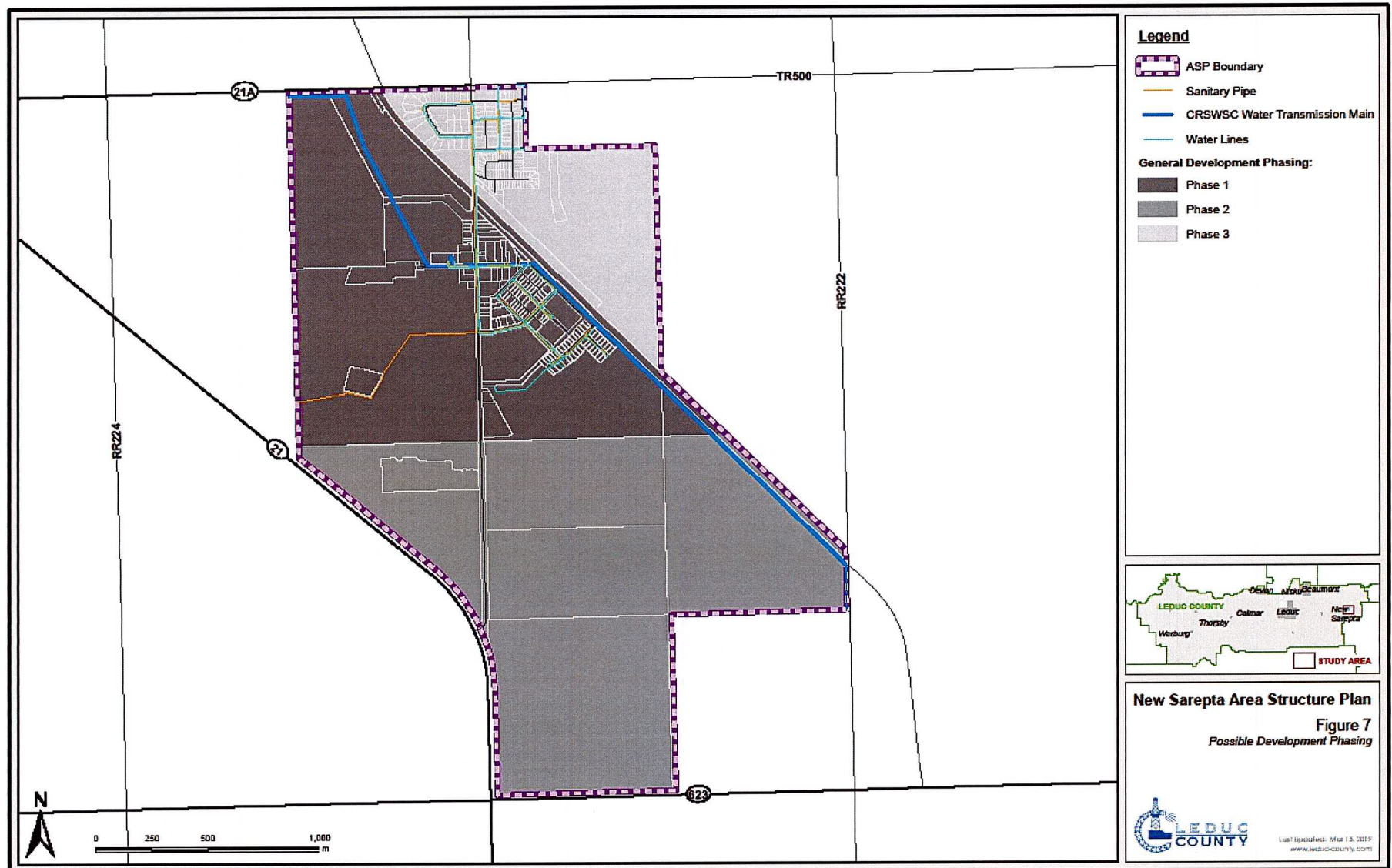












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Appendices



Appendices are not attached – but are available upon request.

Appendix A	New Sarepta Area Structure Plan Constraints and Considerations (Urban Systems, 2012)
Appendix B	New Sarepta Area Structure Plan Environmental Assessment (Urban Systems, 2012)
Appendix C	New Sarepta Area Structure Plan Preliminary Geotechnical Report (Urban Systems, 2012)
Appendix D	New Sarepta Area Structure Plan Transportation Impact Assessment (Urban Systems, 2012)
Appendix E	New Sarepta Infrastructure Assessment (Morrison Hershfield, 2011)
Appendix F	New Sarepta Market Research Project (Leger Marketing Alberta Inc., 2013)
Appendix G	Public Engagement Process Outline (Leduc County, 2013)
Appendix H	Public Engagement Open House (Leduc County, 2019)
Appendix I	Stormwater Management Plan Overview (Leduc County, 2013)
Appendix J	Figures 1 – 7 in Large Format Maps
Appendix K	Leduc County Environmentally Significant Areas Study (FIERA, 2015)
Appendix L	Leduc County Strategic Plan (Leduc County, 2018-2021)
Appendix M	Vistas Community Parks & Open Space Strategy ([B], 2018)